



HULLBRIDGE PARISH COUNCIL

98 Ferry Road, Hullbridge

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www.essexinfo.net/hullbridge-parish-council/

Clerk to the Council: Anne-Marie Bates

PUBLIC NOTICE

Update 11.09.2018

Malyons Farm Development

Hullbridge Parish Council (HPC) recently had a meeting with Barratt David Wilson (BDW) and we would like to keep you informed and advise that the following points were confirmed:

Schedule of Works/ Timescales / Access to the Site

- The first phase of works is underway and relates to services and utilities, these are due to be completed by 22 October when works to the roundabout would commence.
- There should be minimal disruption to residents and only when Essex & Suffolk interconnect the water mains in lower road, the loss of water should only be for 1-2 hours.
- **No** Works to the highway itself will be over the Christmas period from 30th November until the first full week in January.
- The roundabout will be open by March 2019 and there will be two way traffic most of the time.
- Construction of the sales offices and show homes will commence April 2019 and be open August 2019.
- Estimated completion of the development as a whole would be 2023/24, this is due to the dual branding which speeds up the process.
- Access will be from Lower Road, currently access is via Malyons Lane for site preparation and Ancillary building works which has been agreed.
- Vehicle Movements in Malyons lane are restricted to 8am-5pm Monday – Friday and 8am-1pm Saturday.
- During the Construction the general delivery times from Lower Road will be outside school times and off peak times 9.30am -3pm.
- Site Welfare Compound is next to the current access adjacent to Anglian Water's pumping station (permission has been acquired). As progress is made the compounds will move further up into the development.
- BDW will be using a pressure washing facility to ensure that lorry traffic leaving the site does not take mud/debris out onto the roads surrounding the site and waste will be disposed of properly.

Youth Facilities

- Under the Section 160 Agreement £150k will be given by BDW for Youth facilities with an additional £70k set aside for the drainage to pitches at the Recreational Ground. Proposals are in discussion and the final decision will be made by RDC but HPC hope a Muga Court and table tennis tables will be located in the new development and at the Recreation Ground skate park is replaced also table tennis tables installed and other youth facility enhancements.

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Vice Chairman: Cllr D Elwell

Councillors: D. Jeffery, I. Kenlin, J Chaffin, Mrs W. Stevenson, D. East, fK Ager, Mrs L Campbell-Daley, D. Borg, , P White, E Smith, D. Gatehouse



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Revised Plans

Reserve Matters (2nd part of the application) BDW hope to submit it to RDC within two weeks and consider it at the Development Committee meeting on 22nd November 2018 (to be confirmed) HPC will consult with residents and hope to show the revised plans at a drop in event as soon as they are released for consultation.

We have been advised that the revised plans will include

- All properties will be compliant with space Standards
- Gardens will be at least 25sqm
- Landscaping – Trees will be of a mix of sizes and there will be a 5 year guarantee, if necessary replacements will be planted.
- The central part of the development will be made of timber and the corner buildings will make more of a statement visually.
- 3 storey buildings include balconies and mostly looking over open space.
- Roads will be made to an adoptable standard
- The existing Farmhouse is structurally fit for purpose and will be refurbished and sold as a dwelling.

Other Business

- The site is secure and will have 2 site managers, and 3/4 assistant site managers. Two Personnel will walk the perimeter of the development site every day making sure there are not any breaches.
- The Public Rights of Way will be kept open.
- There will be covenants on the properties and each property meets the parking requirements. There will be visitor spaces at different locations in the development.
- There will be two electrical sub stations on the development and one in Windermere Avenue which will also be used. There will be no impact to the existing residents.
- Bungalows will be affordable housing so there will not be any available on the open market.
- Remembrance Sunday - BDW have been notified that the Free Church / Residents congregate at the Memorial for a service. BDW will contact the Free Church.
- BDW will visit the local schools and give talks about the development, opportunities and run competitions for road naming.
- BDW has extensive process of due diligence included a study for unexploded ordnance which concluded no further investigations were required.

Hullbridge Parish Council will continue to have meetings with Barratt David Wilson and will keep you informed when details have been confirmed.

Please note that ultimately it is Rochford District Council who determines the outcome of the Reserve Matters and how monies are spent under the Section 106 Agreement but we are a Statutory Stakeholder Consultee and will continue to meet and work with Barratt David Wilson and Rochford District Council ensuring the residents of this village is presented with a far superior scheme and has facilities that is wanted and worthwhile.

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